

June 3, 2005

**MEMORANDUM**

TO: Robert Kroneberg, Coordinator  
Delores Kinney, Planner  
Development Review Division

FROM: Shahriar Etemadi, Supervisor  
Transportation Planning

SUBJECT: Project Plan No. 9-05003 and Preliminary Plan 1-05077 The Adele, Silver Spring  
Central Business District

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This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject application.

**RECOMMENDATION**

Transportation planning staff recommends the following conditions as part of APF test for transportation requirements related to Local Area Transportation Review (LATR).

1. Limit the development to 96 High-Rise dwelling units, 15,020 Square Feet of retail and 18,200 Square Feet of Office use.
2. Dedicate 30 feet from the centerline of Thayer Avenue along the frontage of the property, as shown on the plan, to provide for a total of 60 feet of right-of-way.
3. Dedicate 40 feet from the centerline of Fenton Street along the frontage of the property, as shown on the plan, to provide for a total of 80 feet of right-of-way.
4. Provide for a free from any obstructions the area at the corner of Fenton Street and Thayer Avenue intersection where the truncation would have been delineated to provide for sufficient sight distance at the intersection.

**Local Area Transportation Review**

A traffic study was submitted to evaluate the effect of the proposed development on the area transportation system. A total of five intersections were included in the analysis in the traffic study. Site generated trips were added to the existing and the background traffic (trips from approved but unbuilt developments in the area) to form the total future traffic. All traffic was assigned to the five intersections in the study area and the result shows that all intersections operate within the congestion standard of 1,800 Critical Lane Volume (CLV). The following table shows the result of CLV analysis for all five intersections.

Intersections	EXISTING		BACKGROUND		TOTAL FUTURE	
	AM	PM	AM	PM	AM	PM
1. Georgia Avenue/Bonifant Street	929	826	948	897	953	903
2. Georgia Avenue/Thayer Avenue	866	898	892	937	915	984
3. Fenotn Street/Bonifant Street	607	870	621	922	632	933
4. Fenton Street/Thayer Avenue	640	832	654	875	688	940
5. Fenton Street/Silver Spring Avenue	620	807	634	840	635	842

As shown in the above table, all intersections operate within the congestion standard for Silver Spring Central Business District (CBD) and therefore, the application passes the LATR test.

**Site Access, Circulation and Pedestrian Facilities**

The site gains its access from a 20-foot wide alleyway located south of the site. This alleyway is connected to Fenton Street and provides the access to the garage, and as the loading area. The access is designed in a way to provide for a safe and efficient vehicular circulation within the alleyway and its intersection with Fenton Street.

The applicant is providing adequate pedestrian walkways along Thayer Avenue, Fenton Street, and the alleyway to the south of the property. The sidewalks are designed with special pavers and are seven-foot wide along the alleyway and more than 20-foot wide along Fenton Street and Thayer Avenue. These sidewalks are connected to a comprehensive network of sidewalks in the CBD area. Adequate crosswalks and pedestrian signals are provided at all signalized intersections in the CBD.

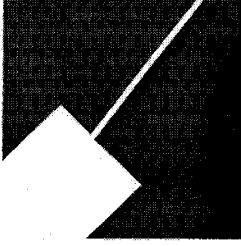
The street corner of Fenton Street and Thayer Avenue intersection will be designed to provide for a large, unobstructed area that will provide for adequate sight distance at the intersection. The applicant has requested, and Department of Public Works and Transportation and the Planning Staff agreed that a truncation is not needed at the intersection of Fenton Street and Thayer Avenue. However, areas that would have been delineated for truncation must be free of any obstructions at the street level to the height of at least 12 feet to ensure adequate sight distance required at this location.

The most recent studies for the Bi-County Transit way by the Maryland Transit Administration (MTA) shows transit alternate routes passing on Fenton Street and Thayer Avenue. MTA has been notified, and reviewed the proposed plan for this site and they have no objection to approval of this application. The alignments shown near the site are conceptual alignment options that if chosen could be accommodated without encroaching on this site.

SH:gw

mno to Kronenberg re The Adele.DOC

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

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Silver Spring, Maryland 20910-3760  
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June 6, 2005

**MEMORANDUM**

TO: Robert Kronenberg, RLA, Site Plan Reviewer  
Development Review Division

Catherine Conlon, Acting Supervisor  
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team  
Community-Based Planning Division

Handwritten signature of Glenn Kreger in black ink.

FROM: Miguel Iraola, ASLA, Planner Coordinator  
Community-Based Planning Division

Handwritten signature of Miguel Iraola in black ink.

SUBJECT: Project Plan Review No. 9-05003  
Preliminary Plan Review No. 1-05077  
The Adele

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The Community-Based Planning staff has reviewed the above referenced Project Plan and Preliminary Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located at the south west quadrant of the intersection of Fenton Street and Thayer Avenue in Fenton Village. Community-Based Planning recommends the approval of this Project Plan and Preliminary Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Provide full width streetscape improvements on Thayer Avenue in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.
2. Expand the existing streetscape improvements on Fenton Street to conform with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.
3. Coordinate with the Silver Spring Regional Center on the placement of the proposed Type C2 wayfinding sign (Sign #73) located on Thayer Avenue prior to Site Plan Review.
4. Dedicate an additional 8 feet of additional street right-of-way dedication along the west side of Fenton Street for a total of 80 feet.

5. Coordinate with staff prior to Site Plan Review regarding the final design and extent of all non-standard streetscape improvements.
6. Enter into an agreement with the Silver Spring Urban District for maintenance of all or some of the streetscape improvements

### **ZONING AND LAND USE:**

The 29,326 square foot (41,743 square foot gross tract area) subject property is zoned CBD-1 (Central Business District, 1.0). The approved CBD Sector Plan recommends the CBD-1 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000 per County Council Resolution 14-600. The property is within the Fenton Village Overlay Zone which provides for flexibility of development standards to encourage innovative design solutions.

The proposed commercial and residential uses are permitted under the CBD-1 zone. The proposal will be implemented under the Optional Method of Development. The project proposes 145,471 gross square feet of development including 96 residential units, 15,020 square feet of retail and 18,200 square feet of office. The development has a 3.0 FAR plus a 22 percent residential density bonus (with 15 percent MPDU), which is the permitted maximum for mixed-use Optional Method, projects under the CBD-1 zone. The minimum required public use space for this project is 5,705 square feet (20 percent of the net lot). The project proposes 5,705 square feet of on-site public use space, which equals to 20 percent of the net lot plus 6,763 square feet of off-site streetscape improvements. The total on-site and off-site public space is 12,468 square feet or 43.7 percent of the net lot area.

The Fenton Village Overlay Zone mandates height restrictions in order to address compatibility issues. The Overlay Zone requires a maximum height of 60 feet for projects on the west side of Fenton Street. The building height may be increased up to 90 feet for projects that are at least 33 percent residential and where the additional height is placed closest to Georgia Avenue and decreases as you move east toward Fenton Street. The proposed building is set back 8 feet from the Fenton Street right-of-way and is 60 feet in height. A 90' portion of the building mass is setback an additional 12 feet for a total setback of 20 feet from the Fenton Street right-of-way. Community-Based Planning believes that this is generally consistent with the provisions in the Fenton Overlay Zone and similar guidance in the Sector Plan in terms of achieving two important objectives. The first objective is encouraging new housing in mixed-use projects within Fenton Village. The second is achieving a gradual transition in building height between the central part of the CBD (along Georgia Avenue) and the edge along Fenton Street. Building heights along the east side of Fenton Street are limited to 60 feet for residential projects.

### **SECTOR PLAN CONFORMANCE:**

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes, which articulate the shared goals

and vision for a revitalized Silver Spring. Four of these themes (i.e. a residential downtown; a green downtown; a commercial downtown; and a pedestrian-friendly downtown) apply to this proposed project. The Sector Plan does not specifically identify the proposed project site as a potential housing site. However, the Sector Plan does encourage housing as an important component of the revitalization efforts and recommends height incentives for the construction of new housing in Fenton Village.

The proposed project is being developed under the optional method of development and proposes a new public open space. This project encourages the development of active urban streets by providing street-facing building entrances and easily accessible and a highly visible public space with a public art component as an activity generator. This project expands the employment base within the CBD by providing new retail and office opportunities. This project encourages the development of active urban streets and improves the quality of the pedestrian environment by providing the Silver Spring streetscape treatments on Thayer Avenue and Fenton Street.

- A. **Compatibility:** While the proposed project is larger than most existing buildings on Fenton Street, staff feels that the proposed building height and land uses satisfactorily meets the compatibility requirements of the Overlay Zone and the Sector Plan for future redevelopment.
- B. **Silver Spring Wayfinding System:** According to the Silver Spring Wayfinding Master Plan prepared by the Silver Spring Regional Center, there is a Type C2 wayfinding sign (Sign #73) proposed on Thayer Avenue. Staff recommends the applicant coordinate with the Silver Spring Regional Center on the placement of the proposed wayfinding sign.
- C. **Sector Plan Street Rights-of-Way:** The existing street right-of way for Fenton Street varies from 72-80 feet. The existing street right-of way for Thayer Avenue Street is 60 feet. The Sector Plan recommends a street right-of-way of 80 feet for Fenton Street and 60 feet for Bonifant Street. This would require an additional 8 feet for a portion of Fenton Street. The applicant is proposing 8 feet of additional street right-of-way dedication along the west side of Fenton Street for a total of 80 feet.
- D. **Streetscape:** The Applicant proposes to improve Thayer Avenue with streetscape improvements including a 20-foot wide brick sidewalk street trees and street lighting. Additionally, the applicant proposes off-site streetscape improvements to the south side of Thayer Avenue for an approximate length of 125 feet west of the subject property. The Fenton Street frontage will be improved by replacing the existing concrete paving and ornamental fencing with brick and expanding the sidewalk to 26 feet wide. Staff recommends that all streetscape improvements be in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.

## **COMMUNITY OUTREACH:**

The Applicant has presented the development proposal to the East Silver Spring Citizens Association (ESSCA) and the Commercial and Economic Development (CED) Subcommittee of the Silver Spring Citizens Advisory Board. Staff met with representatives of the CED Subcommittee regarding the proposed development. Their concerns centered on the building setbacks, building height zoning interpretation and the public use space. The Applicant plans on presenting the proposed project to the Greater Silver Spring Chamber of Commerce prior to the Planning Board hearing. Community-Based planning staff has not received any written comments from the community regarding this proposal.

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